

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Blue Elk Retirement Apartments

SITE LOCATION: 1333 East Old State Road 46
Nashville, IN 47448
Brown County

PROJECT TYPE: Rental - New Construction

APPLICANT / OWNER: Blue Elk Retirement Apartments, LP
Stephen Alexander
21 West Merrill St.
Indianapolis, IN 46225
(317) 261-0070

OF UNITS AT EACH SET ASIDE:

60% of AMI:	56
50% of AMI:	6
40% of AMI:	0
30% of AMI:	0
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	22
Two bedroom:	39
Three bedroom:	1
Four bedroom:	0
Total units:	62

TOTAL PROJECTED COSTS: \$8,845,575.00

RHTCs REQUESTED: \$958,829.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-005
BIN:

FINAL SCORE: 56.50

REASON FOR DENIAL: Failed the minimum 60 point threshold requirement & would exceed the new construction county cap.

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Canterbury House Apartments II-Mann Rd.

SITE LOCATION: 6505 Tanner Drive
Indianapolis, IN 46221
Marion County

PROJECT TYPE: Rental - New Construction

APPLICANT / OWNER: Canterbury House II-Mann Road, LP
Jeffrey L. Kittle
500 E. 96th Street, Suite 300
Indianapolis, IN 46240
(317) 805-1980

OF UNITS AT EACH SET ASIDE:

60% of AMI:	54
50% of AMI:	17
40% of AMI:	0
30% of AMI:	0
Market Rate:	5

UNIT MIX:

Efficiency:	0
One bedroom:	32
Two bedroom:	24
Three bedroom:	12
Four bedroom:	8
Total units:	76

TOTAL PROJECTED COSTS: \$8,268,773.00

RHTCs REQUESTED: \$800,000.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-010
BIN:

FINAL SCORE: 71.25

REASON FOR DENIAL: Exceeds large city new construction cap because it is not part of community revitalization effort.

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Chadwick Apartments

SITE LOCATION: 1005 N. Pennsylvania Street
Indianapolis, IN 46204
Marion County

PROJECT TYPE: Rental Rehabilitation

APPLICANT / OWNER: The Chadwick Apartments L.P.
Daniel Hubbard
55 Monument Circle, Suite 201
Indianapolis, IN 46204
(317) 264-1833 Ext. 203

OF UNITS AT EACH SET ASIDE:

60% of AMI:	0
50% of AMI:	15
40% of AMI:	14
30% of AMI:	6
Market Rate:	0

UNIT MIX:

Efficiency:	24
One bedroom:	11
Two bedroom:	0
Three bedroom:	0
Four bedroom:	0
Total units:	35

TOTAL PROJECTED COSTS: \$7,908,322.00

RHTCs REQUESTED: \$799,468.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-014
BIN:

FINAL SCORE: 93.50

REASON FOR DENIAL: Development has over a \$1.2 million finance gap.

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Country Squire Villas

SITE LOCATION: 500 Country Side Drive
Ossian, IN 46777
Wells County

PROJECT TYPE: Rental Acquisition/Rehabilitation

APPLICANT / OWNER: Biggs Country Squire, LP
Cynthia Snider
522 S. 13th Street
Decatur, IN 46733
(260) 724-9131

OF UNITS AT EACH SET ASIDE:

60% of AMI:	10
50% of AMI:	10
40% of AMI:	10
30% of AMI:	0
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	6
Two bedroom:	24
Three bedroom:	0
Four bedroom:	0
Total units:	30

TOTAL PROJECTED COSTS: \$1,737,234.00

RHTCs REQUESTED: \$140,346.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-016
BIN:

FINAL SCORE: 56.00

REASON FOR DENIAL: Failed the minimum 60 point threshold requirement.

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Delaware Trace Phase II

SITE LOCATION: 4200 Block of North Green River Road
Unincorp. near Evansville, IN 47715
Vanderburgh County

PROJECT TYPE: Rental - New Construction

APPLICANT / OWNER: Pedcor Investments-2008-CXIX, LP
Thomas G. Crowe
770 3rd Avenue, S.W.
Carmel, IN 46032
(317) 587-0340

OF UNITS AT EACH SET ASIDE:

60% of AMI:	28
50% of AMI:	26
40% of AMI:	24
30% of AMI:	18
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	32
Two bedroom:	48
Three bedroom:	16
Four bedroom:	0
Total units:	96

TOTAL PROJECTED COSTS: \$12,669,662.00

RHTCs REQUESTED: \$1,368,932.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-019
BIN:

FINAL SCORE: 97.75

REASON FOR DENIAL: Applicant's Score

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: East Central Towers

SITE LOCATION: 905 E. Washington Boulevard
Fort Wayne, IN 46803
Allen County

PROJECT TYPE: Rental Acquisition/Rehabilitation

APPLICANT / OWNER: Community Housing Concepts East Central LLC
Ron LaFollette
6795 E. Tennessee Ave.
Denver, CO 80224
(303) 226-9121

OF UNITS AT EACH SET ASIDE:

60% of AMI:	56
50% of AMI:	55
40% of AMI:	55
30% of AMI:	0
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	154
Two bedroom:	12
Three bedroom:	0
Four bedroom:	0
Total units:	166

TOTAL PROJECTED COSTS: \$11,654,841.00

RHTCs REQUESTED: \$1,018,448.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-020
BIN:

FINAL SCORE: 79.00

REASON FOR DENIAL: Applicant's Score

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Elgin Manor Apartments

SITE LOCATION: 2573 N. Elgin Street
Muncie, IN 47303
Delaware County

PROJECT TYPE: Rental Acquisition/Rehabilitation

APPLICANT / OWNER: Elgin Manor Apartments, LP
David E. Cooper
44 North Girls School Road
Indianapolis, IN 46214
(317) 554-2100

OF UNITS AT EACH SET ASIDE:

60% of AMI:	30
50% of AMI:	60
40% of AMI:	30
30% of AMI:	0
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	40
Two bedroom:	56
Three bedroom:	24
Four bedroom:	0
Total units:	120

TOTAL PROJECTED COSTS: \$8,600,000.00

RHTCs REQUESTED: \$474,647.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-021
BIN:

FINAL SCORE: 69.00

SET ASIDE: Withdrawn Application

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Green River Apartments

SITE LOCATION: 2700 S. Green River Road
Evansville, IN 47715
Vanderburgh County

PROJECT TYPE: Rental - New Construction

APPLICANT / OWNER: Green River Apartments Housing Partners, LP
William Hollingsworth
12557 Branford Street
Carmel, IN 46032
(317) 557-9442

OF UNITS AT EACH SET ASIDE:

60% of AMI:	26
50% of AMI:	20
40% of AMI:	2
30% of AMI:	0
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	0
Two bedroom:	22
Three bedroom:	26
Four bedroom:	0
Total units:	48

TOTAL PROJECTED COSTS: \$7,390,621.00

RHTCs REQUESTED: \$800,000.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-023
BIN:

FINAL SCORE: 73.50

REASON FOR DENIAL: Score and exceeds the Large City new construction cap because it is not part of a community revitalization effort.

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Heritage Place at LaSalle Square

SITE LOCATION: Southwest Corner of Bendix Street
South Bend, IN 46628
St Joseph County

PROJECT TYPE: Rental - New Construction

APPLICANT / OWNER: Heritage Place at LaSalle Square, LP
Larry Swank
3900 Edison Lakes Parkway, Suite 201
Mishawaka, IN 46545
(574) 243-8547

OF UNITS AT EACH SET ASIDE:

60% of AMI:	39
50% of AMI:	17
40% of AMI:	16
30% of AMI:	0
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	28
Two bedroom:	44
Three bedroom:	0
Four bedroom:	0
Total units:	72

TOTAL PROJECTED COSTS: \$7,054,306.00

RHTCs REQUESTED: \$750,769.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-024
BIN:

FINAL SCORE: 81.00

REASON FOR DENIAL: Applicant's Score

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY

Rental Housing Tax Credit

PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Jacob's Village

SITE LOCATION: 7400 Vienna Road
Evansville, IN 47720
Vanderburgh County

PROJECT TYPE: Rental - New Construction

APPLICANT / OWNER: Jacob's Village Development Corporation, LP
Cheryl Kuchna
7400 Vienna Road
Evansville, IN 47720
(812) 963-5198

OF UNITS AT EACH SET ASIDE:

60% of AMI:	6
50% of AMI:	6
40% of AMI:	6
30% of AMI:	6
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	13
Two bedroom:	11
Three bedroom:	0
Four bedroom:	0
Total units:	24

TOTAL PROJECTED COSTS: \$3,630,885.00

RHTCs REQUESTED: \$409,301.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-028
BIN:

FINAL SCORE: 88.25

REASON FOR DENIAL: Applicant's Score

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Meadowlawn of Kokomo

SITE LOCATION: 1920 S. Goyer Road
Kokomo, IN 46902
Howard County

PROJECT TYPE: Rental Acquisition/Rehabilitation

APPLICANT / OWNER: Meadowlawn of Kokomo, LP
Jenny Raugh
269 S. S. Jefferson Street
Berne, IN 46711
(260) 589-4000 Ext. 477

OF UNITS AT EACH SET ASIDE:

60% of AMI:	44
50% of AMI:	39
40% of AMI:	39
30% of AMI:	0
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	42
Two bedroom:	80
Three bedroom:	0
Four bedroom:	0
Total units:	122

TOTAL PROJECTED COSTS: \$6,214,695.00

RHTCs REQUESTED: \$462,133.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-034
BIN:
HOME FUNDS AWARD #:

FINAL SCORE: 66.50

REASON FOR DENIAL: Score & Located outside of a disaster county.

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Oak Ridge Place

SITE LOCATION: 111 East 17th Street
Huntingburg, IN 47542
Dubois County

PROJECT TYPE: Rental Acquisition/Rehabilitation

APPLICANT / OWNER: Oak Ridge Housing, LP
Steven J Boone
3021 E. Dublin-Granville Rd.
Columbus, OH 43231
(614) 942-2000

OF UNITS AT EACH SET ASIDE:

60% of AMI:	16
50% of AMI:	24
40% of AMI:	22
30% of AMI:	0
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	34
Two bedroom:	24
Three bedroom:	4
Four bedroom:	0
Total units:	62

TOTAL PROJECTED COSTS: \$7,704,209.00

RHTCs REQUESTED: \$724,324.00
RHTCs RECOMMENDED: \$0.00

DEVELOPMENT FUNDS REQUESTED: \$400,000.00
DEVELOPMENT FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-039
BIN:

FINAL SCORE: 83.00

REASON FOR DENIAL: Applicant's Score

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Park Place Springs

SITE LOCATION: Woehrle Road
Jeffersonville, IN 47130
Clark County

PROJECT TYPE: Rental - New Construction

APPLICANT / OWNER: Park Place Springs, LP
Chad Sprigler
214 E. Elm Street
New Albany, IN 47150

OF UNITS AT EACH SET ASIDE:

60% of AMI:	9
50% of AMI:	9
40% of AMI:	8
30% of AMI:	6
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	20
Two bedroom:	12
Three bedroom:	0
Four bedroom:	0
Total units:	32

TOTAL PROJECTED COSTS: \$3,841,767.00

RHTCs REQUESTED: \$386,782.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-040
BIN:

FINAL SCORE: 82.25

REASON FOR DENIAL: Applicant's Score

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Rushville Commons Apartments

SITE LOCATION: 215 Aspen Drive
Rushville, IN 46173
Rush County

PROJECT TYPE: Rental Acquisition/Rehabilitation

APPLICANT / OWNER: To be Formed LP-Phil Brown
Phil Brown
6880 Tussing Road
Reynoldsburg, OH 43068
(614) 552-5613

OF UNITS AT EACH SET ASIDE:

60% of AMI:	14
50% of AMI:	19
40% of AMI:	10
30% of AMI:	5
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	32
Two bedroom:	16
Three bedroom:	0
Four bedroom:	0
Total units:	48

TOTAL PROJECTED COSTS: \$3,839,147.00

RHTCs REQUESTED: \$363,628.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-046
BIN:

FINAL SCORE: 84.00

SET ASIDE: Withdrawn Application

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Scottsburg Homes

SITE LOCATION: 99 N. Lake Road
Scottsburg, IN 47170
Scott County

PROJECT TYPE: Rental - New Construction

APPLICANT / OWNER: Scottsburg Homes, LP
Steven J Boone
3021 E. Dublin-Granville Road
Columbus, IN 43231
(614) 942-2000

OF UNITS AT EACH SET ASIDE:

60% of AMI:	9
50% of AMI:	18
40% of AMI:	8
30% of AMI:	0
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	0
Two bedroom:	6
Three bedroom:	17
Four bedroom:	12
Total units:	35

TOTAL PROJECTED COSTS: \$6,928,473.00

RHTCs REQUESTED: \$756,110.00
RHTCs RECOMMENDED: \$0.00

DEVELOPMENT FUNDS REQUESTED: \$400,000.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-047
BIN:

FINAL SCORE: 77.00

REASON FOR DENIAL: Applicant's Score

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Shannon Glenn Apartments

SITE LOCATION: 280 Shamrock Ct.
Evansville, IN 47715
Vanderburgh County

PROJECT TYPE: Rental Acquisition/Rehabilitation

APPLICANT / OWNER: Shannon Glenn Apartments, LP
Daniel Hubbard
55 Monument Circle, Suite 201
Indianapolis, IN 46204
(317) 264-1833 Ext. 203

OF UNITS AT EACH SET ASIDE:

60% of AMI:	58
50% of AMI:	43
40% of AMI:	43
30% of AMI:	0
Market Rate:	0

UNIT MIX:

Efficiency:	5
One bedroom:	30
Two bedroom:	85
Three bedroom:	24
Four bedroom:	0
Total units:	144

TOTAL PROJECTED COSTS: \$10,210,830.00

RHTCs REQUESTED: \$780,803.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-048
BIN:

FINAL SCORE: 77.50

SET ASIDE: Withdrawn Application

INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
Rental Housing Tax Credit
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: Whitestown Commons Apartments

SITE LOCATION: 6396 S. 700 East
Whitestown, IN 46075
Boone County

PROJECT TYPE: Rental - New Construction

APPLICANT / OWNER: Whitestown Commons LP
Martin Shrader
10585 N. Meridian Street, Suite 345
Indianapolis, IN 46290
(317) 218-2100

OF UNITS AT EACH SET ASIDE:

60% of AMI:	20
50% of AMI:	20
40% of AMI:	17
30% of AMI:	13
Market Rate:	0

UNIT MIX:

Efficiency:	0
One bedroom:	48
Two bedroom:	22
Three bedroom:	0
Four bedroom:	0
Total units:	70

TOTAL PROJECTED COSTS: \$7,421,871.00

RHTCs REQUESTED: \$743,857.00
RHTCs RECOMMENDED: \$0.00

HOME FUNDS REQUESTED: \$0.00
HOME FUNDS RECOMMENDED: \$0.00

APPLICANT NUMBER: 2009A-C-060
BIN:

FINAL SCORE: 97.50

REASON FOR DENIAL: Applicant's Score